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# DELRAY VILLAGE SHOPPES

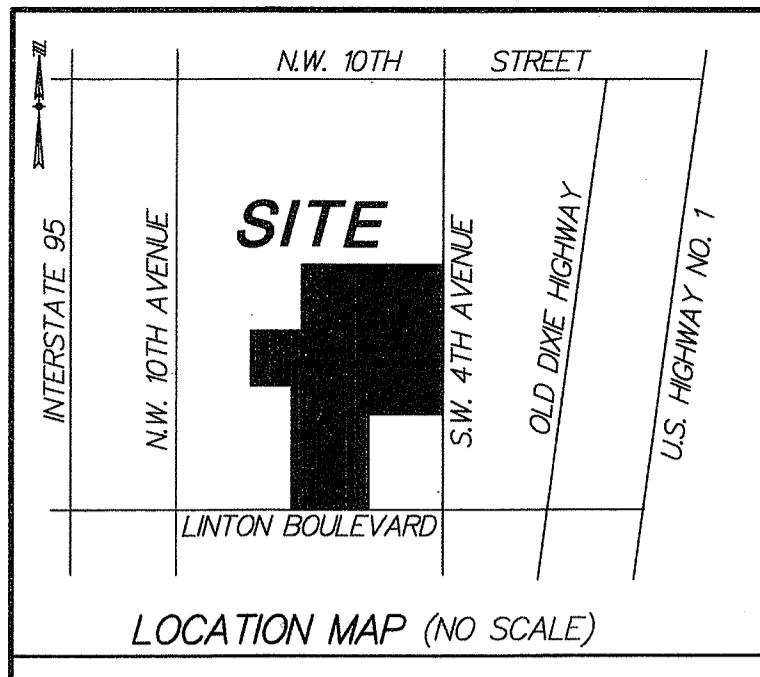
BEING A REPLAT OF A PORTION OF LOT 8, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 (P.R.P.B.CO.), BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

DECEMBER 2013  
SHEET 1 OF 2

00012-189

COUNTY OF PALM BEACH  
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 11:24  
THIS 6 DAY OF June  
2014 AND DULY RECORDED IN PLAT BOOK NO.  
118 ON PAGE 31-32  
SHARON B. PEEK, CLERK AND CONTROLLER  
BY *[Signature]*



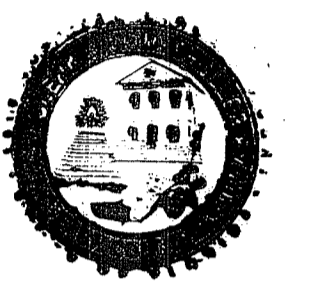
### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE 5/23/14

*[Signature]*  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

O'BRIEN, SUITER & O'BRIEN, INC.  
955 N.W. 17TH AVENUE, SUITE K-1  
DELRAY BEACH, FLORIDA 33445  
CERTIFICATE OF AUTHORIZATION NO. 353



### REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "DELRAY VILLAGE SHOPPES" AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 5-23-14

*[Signature]*  
DAVID P. LINDLEY, P.L.S.  
FLORIDA REGISTRATION NO. 5005  
CALFIELD WHEELER, INC.  
LICENSE BUSINESS NO. L.B. 3591

### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, HAVING AN ASSUMED BEARING OF N.89°38'18"E.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DELRAY VILLAGE SHOPPES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 8, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, BEING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "DELRAY VILLAGE SHOPPES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 8, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING COINCIDENT WITH THE SOUTH ONE-QUARTER SECTION CORNER OF SAID SECTION 20; THENCE N.89°38'18"E. ALONG THE SOUTH LINE OF SAID LOT 8, SAID LINE BEING COINCIDENT WITH THE CENTERLINE OF LINTON BOULEVARD (106 FOOT RIGHT OF WAY) FOR A DISTANCE OF 663.31 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF LOT 8; THENCE N.00°00'31"W, FOR 53.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID LINTON BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N.00°00'31"W, ALONG THE WEST LINE OF THE EAST ONE-HALF (E1/2) OF SAID LOT 8 FOR A DISTANCE OF 473.48 FEET; THENCE N.89°38'18"E, ALONG A LINE PARALLEL WITH AND 528.47 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 638.42 FEET; THENCE S.00°00'13"W, ALONG A LINE PARALLEL WITH AND 25.00 FEET WEST OF THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 318.48 FEET (SAID LAST DESCRIBED LINE BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF S.W. 4TH AVENUE); THENCE S.89°38'18"W, ALONG A LINE PARALLEL WITH AND 210.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 8 FOR A DISTANCE OF 145.13 FEET; THENCE S.00°00'31"W, ALONG A LINE PARALLEL WITH AND 156.50 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 8 FOR A DISTANCE OF 157.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF LINTON BOULEVARD; THENCE S.89°38'18"W, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE OF LOT 8 FOR A DISTANCE OF 493.18 FEET TO THE POINT OF BEGINNING.

ALONG WITH

THE SOUTHWEST QUARTER OF LOT 8, SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREOF THE WEST 499 FEET AND ALSO LESS THE EAST 139 FEET OF THE WEST 638 FEET OF THE SOUTH 207 FEET. ALSO LESS THE RIGHT OF WAY OF SOUTHWEST 12TH STREET (LINTON BOULEVARD).

SAID PARCEL CONTAINING 7.10 ACRE OR 309,380 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS "A" AND "B" ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

TRACT "C" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT OF WAY FOR STREET AND UTILITY PURPOSES.

ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO DELRAY VILLAGE SHOPPES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID CORPORATION, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE, AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE NON VEHICULAR ACCESS LINES AS SHOWN HEREON ARE HEREBY RESERVED TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF PROHIBITING ACCESS BETWEEN ADJUTING LOTS AND THE ADJACENT RIGHT OF WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF May, 2014.

DELRAY VILLAGE SHOPPES, INC.  
A FLORIDA CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Kathryn S. Douglas NAME: Michael Walsh  
PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: Kristin Brewer

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Walsh WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DELRAY VILLAGE SHOPPES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF May, 2014.

MY COMMISSION EXPIRES: Kathryn S. Douglas  
1/14/2017 NOTARY PUBLIC  
NAME: Kathryn S. Douglas  
COMMISSION NO.: FE 839984

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Richard Critchfield, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO DELRAY VILLAGE SHOPPES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATE: 5/23/14  
*[Signature]*  
NAME: Richard Critchfield  
ATTORNEY STATE OF FLORIDA

### CITY APPROVAL:

THIS PLAT OF "DELRAY VILLAGE SHOPPES" AS APPROVED ON THE 10th DAY OF December, A.D. 2014, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

*[Signature]* ATTEST: *[Signature]*  
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*[Signature]* CHAIRPERSON, PLANNING AND ZONING BOARD

*[Signature]* CITY ENGINEER

*[Signature]* DIRECTOR OF ENVIRONMENTAL SERVICES

